



PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, November 6, 2025 | 6:00 PM

CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA 95020

Chair: Manny Bhandal:
manny.bhandal@cityofgilroy.org

Vice Chair: Brian Dauenhauer:
brian.dauenhauer@cityofgilroy.org

Commissioners:

Patricia Bentson:
patricia.bentson@cityofgilroy.org
Annedore Kushner:
annedore.kushner@cityofgilroy.org

Stefanie Elle:
stefanie.elle@cityofgilroy.org
Adriana Leongardt:
adriana.leongardt@cityofgilroy.org

Monica Valdez:
monica.valdez@cityofgilroy.org

Staff Liaison: Sharon Goei, Community Development Director | sharon.goei@cityofgilroy.org

Written comments can be submitted by email to planningdivision@cityofgilroy.org. Please note that written comments will not be read out loud, but will be part of the written record.

Comments by the public will be taken on any agenda item before action is taken by the Planning Commission. Persons speaking on any matter are asked to state their name and address for the record. Public testimony is subject to reasonable regulations, including but not limited to time restrictions on particular issues and for each individual speaker. A minimum of 12 copies of materials should be provided to the Clerk for distribution to the Commission and Staff. Public comments are limited to no more than three-minutes, at the Chair's discretion.

Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to the City of Gilroy, Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00 pm on the day of a Planning Commission meeting will be distributed to the Planning Commissioners prior to or at the meeting and are available for public inspection at the Planning Division counter at City Hall, 7351 Rosanna Street. Any correspondence received will be incorporated into the meeting record. Items received after the 1:00 pm deadline will be provided to the Planning Commission as soon as practicable.

In compliance with the American Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (408) 846-0491. A sound enhancement system is available in the City Council Chambers.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the hearing is closed and brought to the Planning Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Planning Commission.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9(b)(1) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection with the agenda packet in the lobby of Administration at City Hall, 7351 Rosanna Street during normal business hours. These materials are also available with the agenda packet on the City website at www.cityofgilroy.org

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE.

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204 or by email at cityclerk@cityofgilroy.org.

1. **OPENING**
2. **PLEDGE OF ALLEGIANCE**
3. **REPORT ON POSTING THE AGENDA AND ROLL CALL**
4. **PUBLIC COMMENTS**

(Three-minute time limit). This portion of the meeting is reserved for persons desiring to address the Planning Commission on matters not on the agenda. The law does not permit the Planning Commission action or extended discussion of any item not on the agenda except under special circumstances. Comments on any agenda item may be emailed to the Planning Division at planningdivision@cityofgilroy.org or mailed to Community Development Department at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the Planning Division by 1:00pm on the day of a Planning Commission meeting will be distributed to the Planning Commission prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Planning Division at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondences received will be incorporated into the meeting record. Items received after 1:00pm deadline will be provided

to the Planning Commission as soon as practicable. All statements that require a response will be referred to staff for reply in writing.

PUBLIC HEARINGS FOR RELATED PROJECT APPLICATIONS WILL BE HEARD CONCURRENTLY AND ACTION WILL BE TAKEN INDIVIDUALLY. COMPANION PROJECTS UNDER NEW BUSINESS WILL BE TAKEN UP FOR ACTION PRIOR TO, OR IMMEDIATELY FOLLOWING THE RELATED PUBLIC HEARING. THIS REQUIRES DEVIATION IN THE ORDER OF BUSINESS AS NOTED WITHIN THE AGENDA.

5. CONSENT AGENDA

5.1. October 16, 2025 Planning Commission Special Meeting Minutes

6. PUBLIC HEARINGS

6.1. Conditional Use Permit to allow a youth-focused gymnastics facility (California Sports Center) at 7800 Arroyo Circle, Application No. CUP 25-01

1. Staff Report: Vanessa Sanchez, Planner I
2. Public Hearing:
3. Close Public Hearing:
4. Disclosure of Ex-Parte Communication:
5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a. Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15301(Class 1); and
- b. Adopt a resolution approving the Conditional Use Permit application CUP 25-01, subject to certain findings and conditions.

7. NEW BUSINESS

7.1. Planning Commission Annual Presentation 2025 to Council (draft presentation will be provided at the meeting)

7.2. Approval of the 2026 Planning Commission Meeting Schedule

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

9. PLANNING DIVISION REPORT

10. ASSISTANT CITY ATTORNEY REPORT

11. ADJOURNMENT To the Next Meeting of December 4, 2025 at 6:00 PM

**City of Gilroy
Planning Commission
Special Meeting Minutes
Thursday, October 16, 2025 | 6:00 PM**

1. OPENING

The meeting was called to order by Chair Bhandal at 6:00 PM.

2. PLEDGE OF ALLEGIANCE

Chair Bhandal led the Pledge of Allegiance.

3. REPORT ON POSTING THE AGENDA AND ROLL CALL

The agenda was posted on Thursday, October 9, 2025, at 6:04 P.M.

Attendance	Attendee Name
Present	Patricia Bentson, Commissioner Stefanie Elle, Commissioner Annedore Kushner, Commissioner Monica Valdez, Commissioner Brian Dauenhauer, Vice Chair Manny Bhandal, Chair
Absent	Adriana Leongardt, Commissioner

4. PUBLIC COMMENTS

Chair Bhandal opened public comment for items not on the agenda.

There being no speakers, Chair Bhandal closed public comment for items not on the agenda.

5. CONSENT AGENDA

5.1. August 7, 2025 Planning Commission Meeting Minutes

Motion

A motion was made by Chair Bhandal; seconded by Vice Chair Dauenhauer to approve the consent agenda.

RESULT: [6 – 0]

MOVER: Chair Bhandal

SECONDER: Vice Chair Dauenhauer

AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal

NAYS: None

ABSENT: Commissioner Leongardt

6. PUBLIC HEARINGS

6.1. Zoning Ordinance Amendment to Modify Chapter 30, Article LIV of the Gilroy City Code Relating to Accessory Dwelling Units (Z 25-02)

1. Staff Report: Michael Fossati, Planning Manager

2. Public Hearing:
Chair Bhandal opened public comment.

3. Close Public Hearing:
Chair Bhandal opened public comment.

4. Disclosure of Ex-Parte Communication:
None.

5. Possible Action:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

a) Recommend that the City Council, based on its independent analysis, find that approval of the Gilroy City Code (Zoning) amendment is statutorily exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15282(h) for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Section 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code; and

b) Recommend that the City Council adopt an Ordinance (Z 25-02), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article LIV regarding Accessory Dwelling Units.

Planning Manager Michael Fossati provided a presentation and received comments and feedback from the Planning Commissioners.

Motion

A motion was made by Commissioner Elle; seconded by Chair Bhandal to:

Recommend that the City Council, based on its independent analysis, find that approval of the Gilroy City Code (Zoning) amendment is statutorily exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15282(h) for the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Section 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code.

RESULT: [6 – 0]
MOVER: Commissioner Elle
SECONDER: Chair Bhandal
AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal
NAYS: None
ABSENT: Commissioner Leongardt

Motion

A motion was made by Commissioner Elle; seconded by Chair Bhandal to:

Recommend that the City Council adopt an Ordinance (Z 25-02), approving amendments to the Gilroy City Code, Chapter 30 (Zoning), Article LIV regarding Accessory Dwelling Units.

RESULT: [6 – 0]
MOVER: Commissioner Elle
SECONDER: Chair Bhandal
AYES: Commissioner Bentson, Elle, Kushner, Valdez, Vice Chair Dauenhauer, and Chair Bhandal
NAYS: None
ABSENT: Commissioner Leongardt

7. NEW BUSINESS

7.1. Planning Commission Annual Presentation 2025 to Council (draft presentation will be provided at the meeting)

Planning Manager Michael Fossati presented a draft presentation highlighting the projects reviewed by the Planning Commission and the training received last year. Staff received feedback from the Commissioners. A second draft will be presented at the next regular Planning Commission meeting, scheduled for Thursday, November 6, 2025, at 6:00 P.M.

8. INFORMATIONAL ITEMS

8.1. Planning Division Staff Approvals

There were three Architectural and Site Review application staff approvals.

9. PLANNING DIVISION REPORT

Community Development Director Sharon Goei provided the Planning Commissioners with a friendly reminder to attend the Boards and Commissions Appreciation Dinner, scheduled for November 20, 2025, at 6:00 P.M. at the Gilroy Senior Center.

10. ASSISTANT CITY ATTORNEY REPORT

City Attorney Andy Faber reported that Assistant City Attorney Jolie Houston sent her regards.

11. ADJOURNMENT To the Next Meeting of November 6, 2025 at 6:00 PM

Chair Bhandal adjourned the meeting at 6:39 P.M.

Ariana Fabian

Ariana Fabian, Planning Technician



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, CA 95020-6197
Telephone: (408) 846-0451 | Fax: (408) 846-0429
cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: November 6, 2025
TO: Planning Commission
FROM: Vanessa Sanchez, Planner I
SUBJECT: California Sports Center, CUP 25-01 located at 7800 Arroyo Circle

RECOMMENDATION:

Staff has analyzed the proposed project, and recommends that the Planning Commission:

- a) Determine this project is exempt from further environmental review pursuant to State CEQA Guidelines Section 15301(Class 1); and
- b) Adopt a resolution approving the Conditional Use Permit application CUP 25-01, subject to certain findings and conditions.

PROJECT DESCRIPTION:

On July 8, 2025, the city received an application from Torey Cetani, representing California Sports Center, requesting a Conditional Use Permit to allow a youth focused gymnastics facility (California Sports Center) at 7800 Arroyo Circle, located within a 30,600 square foot building in the M2 General Industrial zoning district. The building is divided into three suites, each approximately 8,000 to 13,000 square feet in size. California Sports Center is proposing to occupy a 13,608 square foot suite space (Suite C) within the building. California Sports Center plans to operate seven days a week, which includes Monday-Friday from 9a.m.- 9p.m, Saturday from 8a.m.- 5p.m., Sunday from 11a.m.- 5p.m. Regular classes will be held Monday through Saturday, accommodating a maximum of 48 students at any one time. Sundays will be reserved for birthday parties or special events, also limited to the same maximum capacity as regular classes. Additionally, the facility intends to host future tournaments on weekends, which will also adhere to the same capacity restrictions. The facility is allocated 54 parking spaces of the existing 119 parking spaces on-site. It is expected that they will employ up to 30-full-time and part-time workers, although only three to 10 employees will be on-site during regular class operations. No construction is being proposed under this Conditional Use Permit, outside of internal tenant improvements. California Sports Center will install gymnastics equipment, including mats, balance beams, and bars.

BACKGROUND:

Subject Property and Surrounding Land Uses: The subject site is presently developed with an existing 30,600 square foot building which contains three tenant spaces. Suite A is presently vacant, Suite B is occupied by a behavioral office, Center for Social Dynamics, and Suite C will be occupied by California Sports Center. The site contains 119 parking spaces, six of which are ADA spaces, perimeter landscaping, and a trash enclosure.

LOCATION	EXISTING LAND USE	GENERAL PLAN	ZONING
Project Site	Behavioral office/empty tenant spaces	General Industrial	General Industrial
North	Gilroy Unified School District Office	General Industrial	General Industrial
South	Industrial building	General Industrial	General Industrial
East	Agricultural / vacant	General Industrial	General Industrial
West	US 101/ Arroyo Circle	N/A	N/A

Permit History: The site was developed in 1985 (AS 84-05). Since its construction, the building has been divided into three units to accommodate various businesses. Past tenants have included medical clinics such as Satellite Dialysis and the Center for Social Dynamics, gymnastics facilities like USA Sports, and professional offices including the Work2Future job training center. In 2014, USA Sports obtained a Conditional Use Permit to operate a youth focused gymnastics facility in Suite C. The facility had a maximum capacity of 25 students and eight employees. The facility closed operations in 2019, leading to expiration of the use permit. According to Gilroy City Code (GCC) section 30.50.30(e), when a use for which a conditional use permit has been issued is discontinued for one year, such use shall not be re-established unless a new application process is initiated. California Sports Center is seeking a new Conditional Use Permit to operate at this location and increase the student capacity from 25 students to 48 students.

California Sports Center Program: California Sports Center is a youth focused gymnastics, dance, and ninja training facility that currently operates five locations across multiple cities in Santa Clara County, including San Jose, Sunnyvale, and Morgan Hill. Since its establishment in 1987, the center has successfully provided services to communities and is now seeking to expand its operations into the City of Gilroy.

In addition to gymnastics, dance, and ninja training, the facility will also offer birthday parties and private events on Sundays. California Sports Center may also host annual tournaments, up to two to four tournaments a year. The tournaments will be limited to no more than 48 students; any event expecting more than 48 students will be held at a larger venue, such as the local high school.

California Sports Center anticipates employing up to 30 part-time and full-time staff members. However, at any given time, there will typically be no more than three to 10 employees on site; except during team meetings, which occur when students are not present. Standard staffing includes a receptionist, one manager, one coach per class, and one to two junior coaches. Class durations vary, ranging from 60 to 175 minutes for advanced classes. The student-to-teacher ratio is 6:1 for preschool age classes and 8:1 for recreational/recreational level classes, ensuring that the total number of students does not exceed 48 at any time.

Parents are encouraged to stay and observe classes, but it is common for them to drop off the children and return for pick-up. Parents will need to park and enter the facility to ensure safe drop-off and pick-up of students. Although there is no proposed drop-off area, California Sports Center has identified two potential parking spots near the entrance of the building that could be turned into 10-minute parking for drop off if needed.

Environmental Assessment:

The proposed project is exempt under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) Guidelines, which exempts further environmental review, those projects involving minor alterations and/or negligible expansion of an existing facility. The proposed use meets this exemption because the project involves no exterior construction and is only proposing minor interior alterations and minor operations expansion of a formerly permitted use.

If approved, the applicant has the option of filing a Notice of Exemption (NOE) with Santa Clara County Recorder's Office and the California State Clearinghouse. Filing of a NOE is not mandated; however, it reduces the statute of limitations for legal challenges under CEQA, from 180 days to 35 days. No further assessment is necessary for this proposal, and a NOE may be filed for the project.

DISCUSSION AND ANALYSIS:

General Plan Consistency: The City's General Plan designates the subject site for General Industrial. Per the analysis, a recreational facility, as conditioned, will not be a detriment to the General Industrial land use and is compatible with surrounding uses. The proposed use conforms to the goals and policies of the General Plan. Key goals and policies, which pertain to the proposed project are discussed below.

POLICY #	TITLE AND SUMMARY	ANALYSIS
EP 1.1	Local Hiring Promote local hiring, including youth employment and paid internships, to increase community ownership and resident retention, help achieve a more positive jobs to employed resident ratio, and reduce regional commuting, gas consumption, and air pollution.	California Sports Center will employ up to 30 full-time and part-time employees at this location. The facility has a training program that trains students to be junior coaches which can lead to full-time employment opportunities as a coach. California Sports Center hires locally when feasible, particularly for junior coaches.
EP 1.3	Training and Employment for Youth Coordinate efforts between local employers and training/educational institutions to encourage the availability of training for important skills, as well as youth employment opportunities.	The facility will offer opportunities and training for youths and students to become junior coaches or coaches.
EP 3.1	Promote Gilroy Promote Gilroy as a place for business and industry, capitalizing on the City's location and numerous amenities, to encourage new businesses to locate here and to retain existing businesses.	California Sports Center is currently located in Morgan Hill and San Jose and are hoping to expand into Gilroy. California Sports Center has chosen to expand their business to Gilroy due to the demand and need for youth-focused facilities in Gilroy.
EP 7.5	Commercial Recreation Coordinate with private and non-profit organizations regarding	California Sports Center will provide a needed commercial recreation youth-focused facility that provides a broad

	commercial recreational opportunities in the City of Gilroy, consistent with City Council Resolution 2020-56, supporting Gilroy as a Recreation Destination.	range of classes and entertainment, with a focus on creating fun, progressive learning environments that promote health and confidence for children.
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Zoning: The proposed gymnastics facility is located within the M2 General Industrial zoning district. The intent of the M2 zoning district is to allow larger scale industrial uses such as manufacturing or storage. However, per GCC section 30.23.10(c), recreation facilities in the M2 zoning district may be permitted through approval of a Conditional Use Permit.

The neighboring properties primarily consist of low-intensity corporate and medical offices, which are compatible with the proposed limited recreational facility. To prevent conflicts with surrounding business operations, California Sports Center will be limited to no more than 48 students on-site at any one time. Although the parcel is zoned to allow heavy industrial uses, it has historically been used for low-intensity office purposes and continues to operate in that capacity.

The site has 119 parking spaces on-site, which are allocated based on tenant space. The gymnastics facility, California Sports Center, is required to provide one parking stall for each employee, plus one space for every four students, based on its planned capacity. With 30 employees, although no more than 10 employees will be present at any given time during classes, and with 48 students, the facility must provide 42 parking spaces. California Sports Center has been allocated with 54 parking spaces, exceeding the minimum parking requirement of 42 spaces.

The existing tenant of Suite B, Center for Social Dynamics, have been allocated with 35 parking spaces. Suite A is currently vacant; however, any future tenant would be allocated the remaining 30 parking spaces for their use. This allocation would accommodate a potential low intensity corporate office, building material sales, or low-intensity industrial use such as storage or warehouse facilities.

A parking analysis by tenant use is provided below.

Use/Suite #	Parking Requirement	Provided Parking	Conforms?
Suite A Empty, ~8,779 Square feet	Corporate Office: 29 1/300 square feet Warehouse: 10 minimum: ten (10) spaces per parcel Building Material Sales: 15 1/600 square feet	30	Yes
Suite B Center for Social Dynamics ~8,221 Square Feet	27	35	Yes

Suite C California Sports Center 13,608 Square feet	42	54	Yes
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Conditional Use Permit (CUP 25-01): Per GCC Section 30.50.30 (Conditional Use Permits), the Planning Commission shall receive, investigate, hear and decide upon every application for a conditional use and shall approve the use permit if the evidence presented establishes the following:

- a) That the proposed use is properly located in relation to the general plan and to the community as a whole and to other land uses and to transportation and service facilities in the vicinity.

The project is located within the M2 General Industrial zoning district and the General Industrial Land Use designation. Per Gilroy City Code section 30.23.10, recreation facilities are permitted in the M2 zoning district with a Conditional Use Permit. Although the General Plan for the property is general industrial, which encourages industrial uses, the property and the surrounding properties have been developed and used primarily as light industrial uses such as medical and professional/corporate offices. According to business license records, the primary use for this property have been medical clinics, professional offices, employment training facilities, and gymnastics facility. A gymnastics facility was in operations previously at this location with no known issues or concerns. The proposed gymnastic facility will have similar operations and will have no anticipated issues with surrounding properties or uses. The proposed use is in line with the community as it provides a needed service and form of entertainment for the youth. Additionally, the property is within proximity to retail establishments (Gilroy Premium Outlets) and provide additional foot traffic to underutilized areas. The facility has sufficient parking to accommodate the use, promotes carpooling between parents when feasible, and is located within 0.2 miles of the nearest bus stop.

- b) That the proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity, or cause any damage, hazard, or nuisance to persons or property.

The proposed use will not adversely impact other properties in the vicinity or cause any damage, hazard, or nuisance to persons or property because the use's operations will not interfere with existing businesses or future business as there will only be a maximum of 48 students at any one time, all activities will be held within the existing 13,608 square foot tenant space, there is sufficient parking on the property to accommodate the gymnastics facility, behavioral office, and future tenant of Suite A. The proposed hours of operations are compatible with existing businesses. Peak times for classes are primarily in the afternoon, evening or weekends. The existing tenant of Suite B is closed on Sundays when private events are proposed. The neighboring property, Gilroy Unified School District, closes by 4p.m. Monday-Friday and is closed on the weekends. Therefore, there

is no anticipated conflict with the surrounding businesses operations and the proposed operations for California Sports Center.

Technical Advisory Committee (TAC): Project plans were routed to Engineering, Building, Police, Gilroy Unified School District and Fire representatives for internal review and comment. Recommendations of the TAC members have been included as recommended conditions in the attached resolution.

PUBLIC NOTICING:

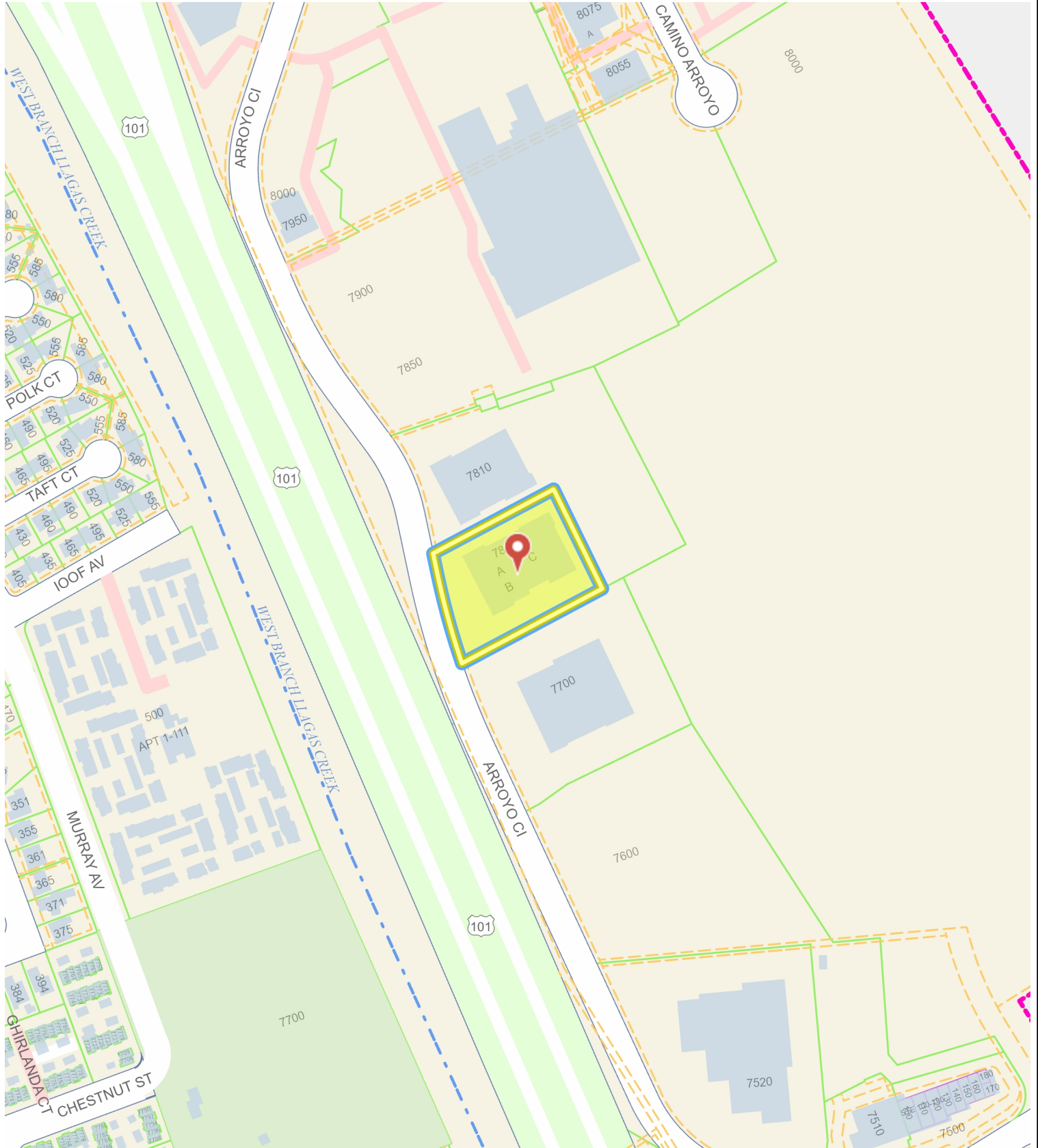
Property owner information (i.e. list, labels, and map) within 500 feet of the subject site were generated using current ownership data. On October 23, 2025, notices of this Planning Commission meeting were mailed to the property owners and residents and other interested parties. The project was published in the Gilroy Dispatch at least 10 days prior to the meeting. In addition, the property has been posted with on-site signage notifying passersby of the pending use, and the Planning Commission public hearing packets are available through the City's webpage. No public comments were received as of October 31, 2025.

APPEAL PROCEDURE:

In accordance with Section 30.51.50 of the Gilroy City Code, the Planning Commission's decision may be appealed, in writing, to the City Council within 20 days of adoption of the resolution. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fee before the end of the appeal period.

Attachments:

- A. Vicinity Map
- B. Plans
- C. Statement of Operations
- D. Draft Resolution



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Gilroy, GIS Services

1: 4,514

Note: Map is for reference purposes only.



Untitled project
Anne Peterson

▶ Resume



**RICHARD
PEDLEY
ARCHITECT**
INTERIORS + PLANNING

547 MIDDLECREST RD
LAKE OSWEGO, OR 97034
TEL: 408.148.1765
CELL: 503.254.8489

PROJECT NAME:

CALIFORNIA
SPORTS CENTER
7800 ARROYO CIR
GILROY, CA 95020

CLIENT NAME:

CALIFORNIA
SPORTS CENTER
7800 ARROYO CIR
GILROY, CA 95020

SHEET NAME:

SITE PLAN

ALL DIMENSIONS AND DISTANCES UNLESS OTHERWISE SPECIFIED

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Monument
sign

AREA OF CONTRACT

trash
enclosure

← BLDG ENTRANCE AND TO
THE HANDICAP RESTROOMS

WALKWAYS AND SIDEWALKS ALONG
ACCESSIBLE ROUTES OF TRAVEL:
(1) ARE CONTINUOUSLY ACCESSIBLE,
(2) HAVE MAXIMUM 1/4" CHANGE IN
ELEVATION,
(3) ARE MINIMUM 48" IN WIDTH, AND
(4) WHERE NECESSARY TO CHANGE
ELEVATION AT A SLOPE EXCEEDING
5% (I.E., 1:20) SHALL HAVE RAMP

PARKING SPACE DATA
STANDARD SPACES
COMPACT SPACES
HANDICAP SPACES
TOTAL SPACES

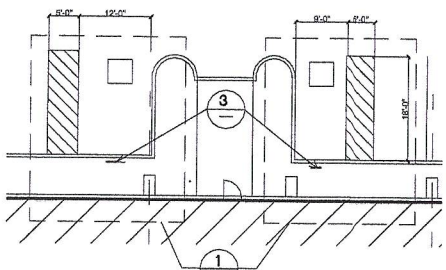
PROVIDE BID FOR
NEW SLURRY SEAL ON
EXIST. PARKING LOTS

1 ENLARGED SITE PLAN (PARKING)
1/16"=1'-0"

Whole Site - existing

6 - H.C.
113 - Regular

119 - total



5 ACCESSIBLE PARKING
NTS

SHEET
A-10

Current Photos: 6/27/25

Photos are of the building and parking spaces surrounding the building as well as the front entrance.



North side facing east



Rear of building - facing South



Back of space - facing West



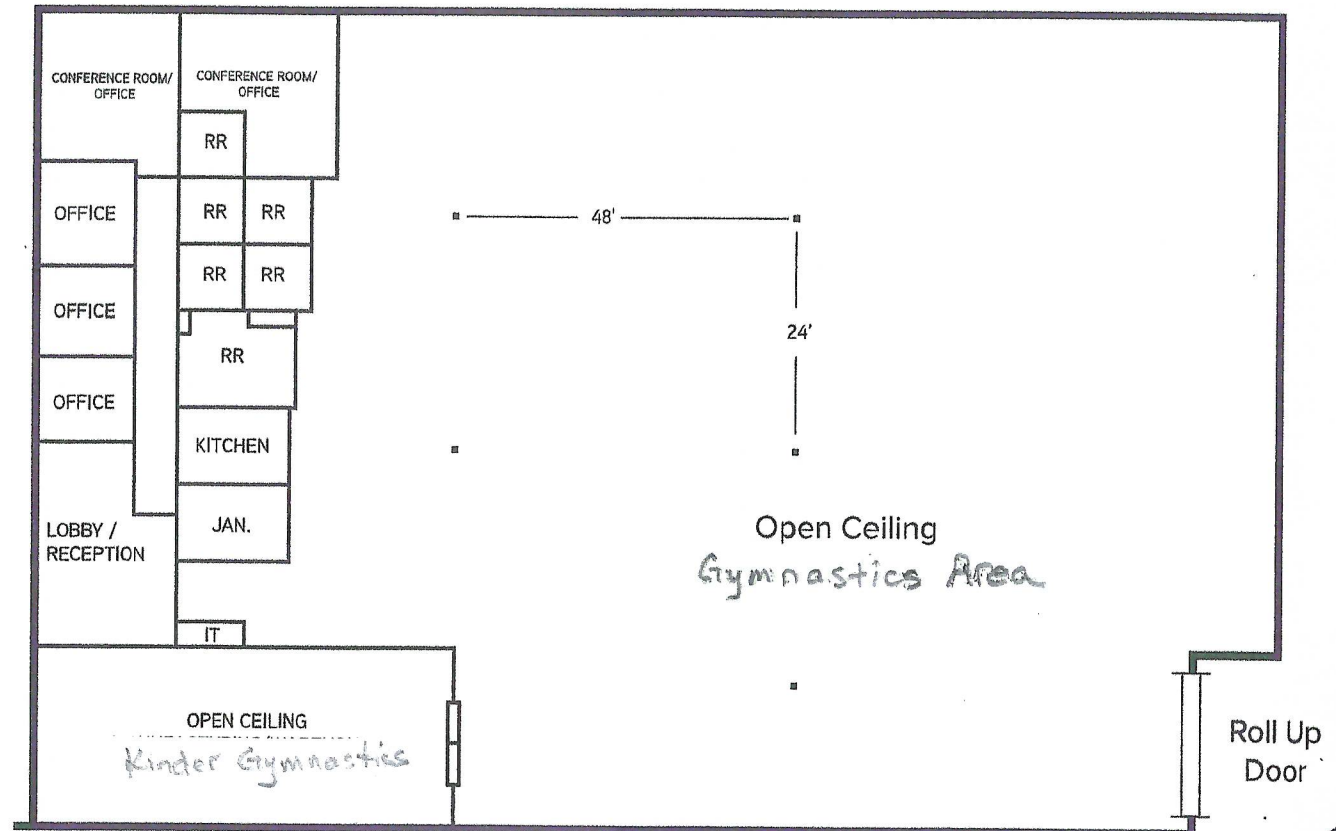
entry
Front of space - facing west



Front Entrance

Suite C = $\pm 13,608$ sq. ft.
existing
w/o doors

FLOOR PLAN



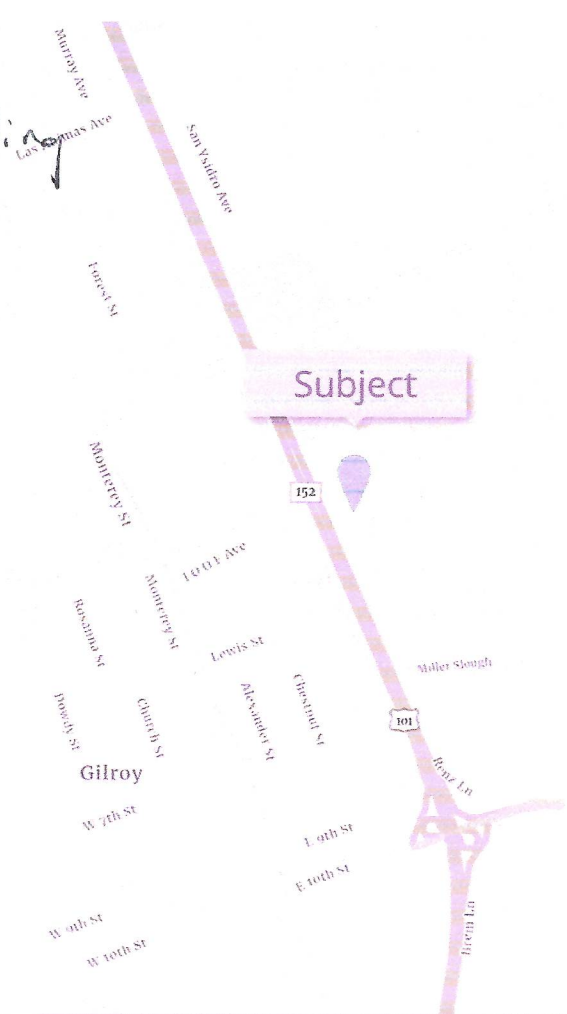
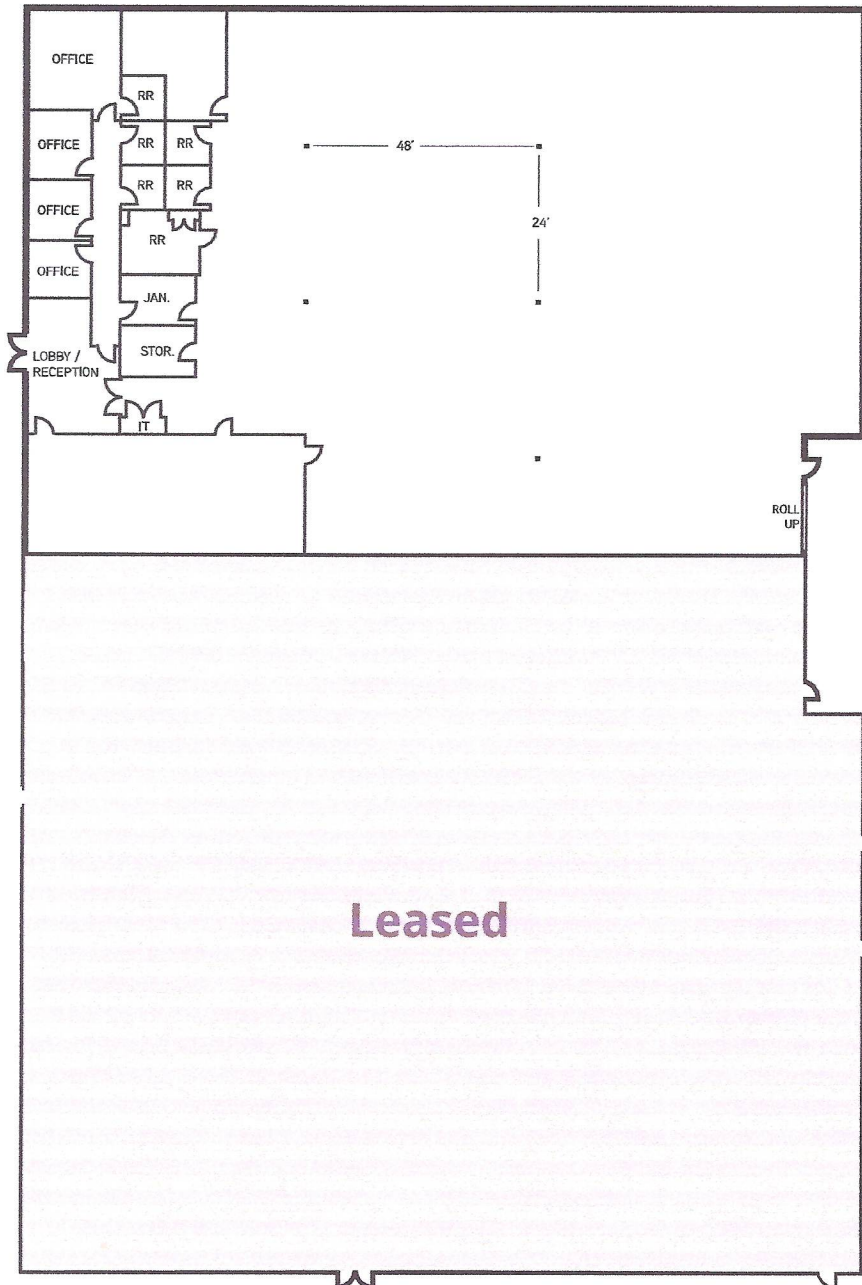
HIGHLIGHTS

- $\pm 13,608$ SF Manufacturing/Warehouse
- 20% Office
- 100% HVAC
- 600 Amps @ 480V (Tenant to Verify)
- One 10'x12' Roll up Door
- 16' - 18' Clear Height
- LED: 8/31/2024
- Potential for longer term on a direct basis

Floor Plan

Whole F.
Existing
w/ doors.

±13,608 sq. ft.

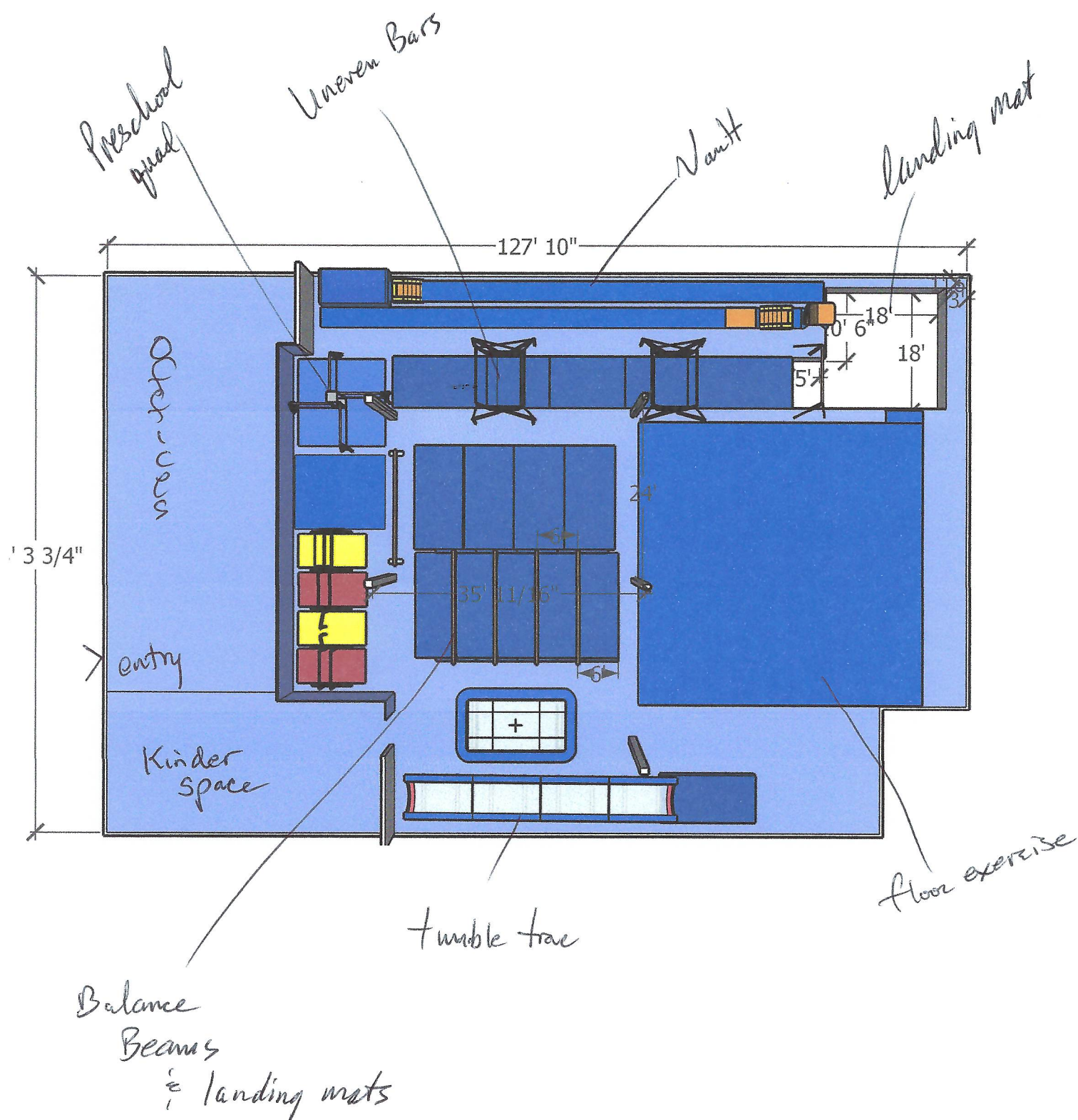


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One proposal for equipment



Vanessa Sanchez
Planning Department
City of Gilroy
7351 Rosanna Street
Gilroy, CA, 95020

Statement of Operation for a conditional use permit at 7800 Arroyo Circle, Gilroy.

California Sports Center is excited to be growing into Gilroy.

Our program is already very popular within this community. By our own records, there are approximately 250 participants who live in/near Gilroy that drive to Morgan Hill for our services. Though it will take some time to achieve the level of coaching required for all these students – it will happen over time, likely within the first 3 years. This proposed location was already a former gymnastics training facility under the name of USA Sports which closed. The previous operator went out of business for reasons related to the challenges of operations during the pandemic and general operational challenges, but California Sports Center is ready to move back in and provide a better service to the Gilroy community. We urge the planning department, commission, and City to support our CUP which is somewhat duplicative of the previously approved CUP. We are ready to answer questions at any time.

Program Description.

California Sports Center (CSC) is a youth focused program offering gymnastics, dance, and ninja training facility with 5 locations in the San Jose area, including three in San Jose, one in Sunnyvale, and one in Morgan Hill. CSC was founded in 1987 and since then, it has grown to become one of the leading gymnastics and youth sports training facilities in the San Jose/south county area, the State, and even the region. Beyond teaching gymnastics, ninja and dance, we also offer Jr. Olympic level competitive teams for qualified athletes ages 6-18, seasonal sports/activity camps, and birthday parties. All of our programs enhance the physical fitness of the youth in the community. Our classes positively promote movement and exercise, making our participants better prepared for public education and improved physical education. We emphasize creating a fun, safe, and progressive learning environment to help children develop into happier, healthier adults.

Youth sports in the south county is growing, as evidenced in our very successful operation in Morgan Hill. This has led us to this new opportunity in Gilroy. CSC would bring back to this community another option for kids to stay local and participate in gymnastics at the more disciplined and developmental levels that we offer. In turn, parents stay in Gilroy to shop while their kids are in classes.

At first glance, you see a sport being taught, and the obvious physical benefits that come with it. It begins with the youngest ages developing fine and gross motor skills, following directions, and improving interactions with children their own ages while learning on equipment specifically designed for their ages. As the athlete develops further into 'school age', or starts later in the program, they

problem solve with their peers, being active while overcoming obstacles to more difficult physical activities while on Olympic apparatus for the sport/activity. All of this prepares them for exciting new opportunities they experience as they get older and grow in the sport/program challenged by new and more difficult physical skills and abilities. If they don't continue with gymnastics, they are better prepared for any other sport they choose. Gymnastics is the foundation of all sports physical requirements. We are always providing the opportunity to become the best you can be. Though some of the children will strive to become competitors – an opportunity we provide for every student – most will simply spend time learning the basics, or cross training for other sports, or simply continue to develop recreationally for the fun of it. We take pride in the work we do to foster a place of learning gymnastics skills and developing natural leadership working with other kids.

Over time, we have found that many of our more dedicated students stay with us, or return to us, and get their first jobs becoming coaches. We have excellent training programs. They put to work their personal experience – and this can turn into full-time opportunities for those interested in a career. Currently our CSC locations each employ about 30 part-time and full-time coaches and customer service staff, along with management. Some employees go off to college but return to spend every summer working with us until graduation. It is a very rewarding result to see athletes continue to pass on their love for the sport to the next generation of athletes and future coaches.

Regular Program Hours.

- Monday through Friday: 9am – 9pm
- Saturday: 8am – 5pm
- Sunday: 11am – 5pm

Program Schedules

Weekly Class schedules – what classes will we offer?

We will provide programs for preschool ages, school age kids, and teens. The schedule of classes is attached and outlines up to a maximum of 48 students on the gym floor at the same time, when fully occupied – though this is rare with regular absences and classes that remain unfilled. We are ready to provide descriptions of those classes at any time. Schedules do adjust with demand and changes in school schedules and other factors within the community to assure parents have many options to provide regular participation for their children. You can also view additional information on our website: calsportscenter.com

Sunday programming does not include regular classes, but rather are times set aside for birthday parties and special events. Parties are done one at a time and do not overlap, but are planned with 30-45 minutes between start times. The party group gets the whole gym to themselves, led by a coaches who provide a controlled participation of gymnastics fun and games. It's memorable for the child and the parents. Special events include community events such as 'drop & shop' where a limited number of spaces are reserved for defined age groups to provide a supervised gymnastics training environment while the parents use the time to get things done. Special events also include competition events for the 'team level' athlete

Competition events must first be approved by the local organizations. Such competitions must be sanctioned by USA Gymnastics, the national governing body of gymnastics for the United States recognized by the US Olympic and Para-Olympic Committee. It must then be scheduled into an

annual calendar which is approved by the General Membership of the local organizations. Restrictions on the total number of athletes to be judged in a session maintain a level of participation that does not exceed the maximum outlined in our CUP of 48 students. As a new location it will take about 18 months from opening to receive any approval for competitions, and we can only get from 2-4 events over the entire year depending on the gender. We could potential offer boys or girls events. Any competitions larger than what is allowed could be collaborated with the City in a community center facility, or a local high school facility.

Program staffing.

California Sports Center has been operating in the San Jose area since 1987, and in Morgan Hill since 2012. Our experienced leadership and staff, along with fantastic training, resources, and mentoring, will be key factors to the success of any site we choose to open. We are choosing Gilroy – if you'll have us. During regular business hours there will be approximately 3-10 staff members on location at any time:

- One person at the front desk providing customer service at all times.
- One leadership level person on site – Manager, Assistant Manager, or Coordinator
- One coach for every class listed on the schedule (attached)
- One or two junior coaches, or coaches in training (their schedules are flexible and inconsistent until added to the regular staffing.)

Student drop-off vs. Parents in the facility watching their students.

It is very common for a parent of a new student, or the parent of a preschool aged child, to stay and watch their child. However, after a few lessons, many parents of school-aged children drop off their participant and simply 'pick up' after class. They run errands, shop nearby, and occasionally watch. We do not allow parents to wait in a line to drop-off or pick up – they must park and enter the facility to assure safety to/from their cars. Staff will assist in controlling the drop-off if there becomes a concern for cars waiting or blocking the driveway. If we know the individual, we'll address it personally, if we see a pattern, we communicate electronically to the group or entire active clientele. We also try to plan for a separate entrance/exit for the older 'team' level athletes. This allows improved controls around the number of cars entering and exiting from each driveway.

Parents are always welcome to watch and observe their children during classes. For youth protection reasons and good business practices, we are an open business and recognize that the parent is the actual client and pays the bill – not the child. However, our focus is on teaching the child and providing a safe and progressive environment for the athlete. Our focus is on the child's learning. We believe that with time, the parent is confident with our teaching, our safety, and our overall policies.

In conclusion.

California Sports Center is ready to provide this valuable service to this community. We hope that Gilroy is ready for us to join them.

Please let us know if there is anything further that you might need to know.

7800 Arroyo Circle Gilroy, 95020 (408) 776-0141

Effective Date: TBD ,2025

3/4/25 to

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00am						ParentTots
						TinyTumbles Ages 3-5
						Pre-Rec Ages 5-6
						Girls Rec. FUNdamentals
10:00am		ParentTots			ParentTots	TinyTumbles Ages 3-5
		TinyTumbles Ages 3-5			TinyTumbles Ages 3-5	Girls Rec. FUNdamentals
						CSC Ninja - White
						Girls Rec. Intermediate I&II
11:00am		TinyTumbles Ages 3-5			CSC NinjaTots Ages 3-5	Pre-Rec Ages 5-6
						Girls Rec. FUNdamentals
						Boys Rec. FUNdamentals
						Girls Advanced**
12:00pm						TinyTumbles Ages 3-5
						CSC NinjaTots Ages 3-5
						Girls Rec. FUNdamentals
2:30pm			Pre-Rec Ages 5-6			
			Girls Rec FUND.			

7800 Arroyo Circle Gilroy, 95020 (408) 776-0141

Effective Date: TBD ,2025

3/4/25 tc

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Sat
3:30pm	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	
	Pre-Rec Ages 5-6	CSC NinjaTots Ages 3-5	Pre-Rec Ages 5-6	CSC Ninja - White	CSC Ninja White/Green	
	Girls Rec. FUNDamentals	Girls Rec. Intermediate I&II	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals	
	Girls Advanced**	Boys Rec. FUNDamentals	Girls Rec. Intermediate I&II	Girls Rec. Intermediate I&II	Girls Advanced**	
4:30pm	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	TinyTumbles Ages 3-5	
	Pre-Rec Ages 5-6	CSC Ninja White	Pre-Rec Ages 5-6	Pre-Rec Ages 5-6	Pre-Rec Ages 5-6	
	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals	CSC Ninja Green/Blue	Girls Rec. FUNDamentals	
	Girls Rec. Intermediate I&II	Boys Rec. Intermediate I&II	Girls Rec. Intermediate I&II	Girls Advanced**	Boys Rec. FUNDamentals	
5:30pm	TinyTumbles Ages 3-5	Pre-Rec Ages 5-6	TinyTumbles Ages 3-5	SuperTots Ages 4-5	Pre-Rec Ages 5-6	
	Pre-Rec Ages 5-6	Girls Rec. FUNDamentals	CSC NinjaTots Ages 3-5	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals	
	Girls Rec. FUNDamentals	Girls Rec. Intermediate I&II	Girls Rec. Intermediate I&II	CSC Ninja Green/Blue	Girls Rec. Intermediate I&II	
	Girls Rec. Intermediate I&II	CSC Ninja Green/Blue	Girls Advanced**	CSC Ninja White		
6:30pm	Girls Rec. FUNDamentals	Pre-Rec Ages 5-6	Girls Rec. FUNDamentals	Girls Rec. FUNDamentals		
	Girls Rec. Intermediate I&II	Girls Rec. FUNDamentals	Girls Rec. Intermediate I&II	Girls Rec. Intermediate I&II		
	Boys Rec. Intermediate I&II	CSC Ninja White		Tumbling (Co-ed)		

Classes asterisk: one * = 85 min class; two ** = 115 min class. three *** = 175 min class

- ☐ Siblings receive a 15% discount (additional siblings 25%) off regular class prices.
- ☐ Ask about our \$25 referral bonus!

Providing the opportunity to become the best you can be – since 1987.
www.calsportscenter.com

RESOLUTION NO. 2025-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GILROY APPROVING A CONDITIONAL USE PERMIT TO ALLOW CALIFORNIA SPORTS CENTER, A YOUTH FOCUSED GYMNASTICS FACILITY, TO OCCUPY AN EXISTING 13,608 SQUARE FOOT TENANT SPACE WITHIN A 30,600 SQUARE FOOT BUILDING IN THE GENERAL INDUSTRIAL (M2) ZONING DISTRICT LOCATED AT 7800 ARROYO CIRCLE, APN:841-69-024 (FILE NUMBER CUP 25-01)

WHEREAS, on July 8, 2025, Torey Cetani, on behalf of California Sports Center (applicant), submitted an application requesting a Conditional Use Permit to operate a youth focused gymnastics facility (project) in an existing approximate 13,608 square foot tenant space located at 7800 Arroyo Circle (APN:841-69-024); and

WHEREAS, on September 10, 2025, the application submittal was accepted as complete for final processing; and

WHEREAS, the subject property is zoned M2 General industrial which allows recreation facilities with Conditional Use Permit, provided that use is compatible with the general plan policies and goals, is properly located to the community, and will not adversely affect other properties in the vicinity of the project; and

WHEREAS, the project has been determined to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1) in that the project will require negligible expansion of use and limited interior alterations to the existing building; and

WHEREAS, on November 6, 2025, the City of Gilroy Planning Commission held a duly noticed public hearing, at which time the Planning Commission received and considered the staff report as well as all evidence received including written and oral public testimony; and

WHEREAS, the location and custodian of the documents and other material which constitute the record of proceedings upon which this Project approval is based is the official of the Community Development Department, Planning Division; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Gilroy hereby grants approval of Conditional Use Permit CUP 25-01 based on the following findings made pursuant to Gilroy City Code Section 30.50.30 (Conditional Use Permits) and subject to the conditions in Exhibit A:

- (A) The proposed use is consistent with the intent of the goals and policies of the City of Gilroy 2040 general Plan and is properly located in relation to the community as

a whole and to other land uses and to transportation and service facilities in the vicinity given that the project is located within the M2 General Industrial zoning district and the General Industrial Land Use designation. Per Gilroy City Code section 30.23.10, recreation facilities are permitted in the M2 zoning district with a Conditional Use Permit. Although the General Plan for the property is general industrial, which encourages industrial uses, the property and the surrounding properties have been developed and used primarily as light industrial uses such as medical and professional/corporate offices. According to business license records, the primary use for this property have been medical clinics, professional offices, employment training facilities, and gymnastics facility. A gymnastics facility was in operations previously at this location with no known issues or concerns. The proposed gymnastic facility will have similar operations and will have no anticipated issues with surrounding properties or uses. The proposed use is in line with the community as it provides a needed service and form of entertainment for the youth. Additionally, the property is within proximity to retail establishments (Gilroy Premium Outlets) and may provide additional foot traffic to surrounding commercial areas. The facility has sufficient parking to accommodate the use, promotes carpooling between parents when feasible, and is located within 0.2 miles of the nearest bus stop.

- (B) The development as proposed and conditioned is consistent with the City of Gilroy Zoning Ordinance given that recreation facilities are a conditionally permitted use in the M2 zoning district land use table, and the project as conditioned is in compliance with all applicable requirements of the M2 zoning district.
- (C) That the proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity, or cause any damage, hazard, or nuisance to persons or property given that proposed facility's operations will not interfere with existing businesses or future business as there will only be a maximum of 48 students at any one time, all activities will be held within the existing 13,608 square foot tenant space, there is sufficient parking on the property to accommodate the gymnastics facility, behavioral office, and future tenant of suite A. The proposed hours of operations are compatible with existing businesses. Peak times for classes are primarily in the afternoon, evening or weekends. The existing tenant of suite B is closed on Sundays when private events are proposed. The neighboring property, Gilroy Unified School District, closes by 4p.m. Monday-Friday and is closed on the weekends. Therefore, there is no anticipated conflict with the surrounding businesses operations and the proposed operations for California Sports Center.

PASSED AND ADOPTED this 6th day of November 2025 by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

Sharon Goei, Secretary
Community Development Director

Manny Bhandal, Chairperson

Attachment: Exhibit A (Conditions of Approval)

**Exhibit A
CUP 25-01
7800 Arroyo Circle**

PLANNING CONDITIONS

The following GENERAL conditions authorize specific terms of the project ENTITLEMENT(S).

1.	APPROVED PROJECT: The approval for Conditional Use Permit CUP 2025-01 is granted to permit a youth focused gymnastics facility located on 7800 Arroyo Circle, Assessor Parcel No. 841-69-024. Build-out of the project shall conform to the plans, except as otherwise specified in these conditions. Any future adjustment or modification to the plans, including any changes made at time of building permit submittal, shall be considered by the Community Development Director or designee, may require separate discretionary approval, and shall conform to all City, State, and Federal requirements, including subsequent City Code requirements or policies adopted by City Council.
2.	APPLICABILITY OF THIS PERMIT: The use of the property shall be operated in compliance with the scope and characteristics of the project approval, as further conditioned herein. Intensification of the approved use shall require an amendment to this Permit or a new Conditional Use Permit.
3.	COMPLIANCE WITH CONDITIONS: If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to permit revocation or enforcement actions pursuant to the City Code. All costs associated with any such actions shall be the responsibility of Developer, owner or tenant.
4.	INDEMNIFICATION: Developer agrees, as a condition of permit approval, at Developer's own expense, to defend, indemnify, and hold harmless the City of Gilroy ("the City") and its officers, contractors, consultants, attorneys, employees and agents from any and all claim(s), action(s) or proceeding(s) brought against the City or its officers, contractors, consultants, attorneys, employees, or agents to challenge, attack, set aside, void or annul the approval of this resolution or any condition attached thereto or any proceedings, acts or determinations taken, including actions taken under the California Environmental Quality Act of 1970, as amended, done or made prior to the approval of such resolution that were part of the approval process.
5.	SIGNS: No signs are approved as part of this application. Prior to issuance of a sign permit for this site, Developer shall propose well-designed, quality signs that comply with the allowances of the City Code and are to the satisfaction of the Community Development Director or designee.

6.	OUTDOOR ACTIVITIES: This permit approval does not allow for any outdoor storage or outdoor activities as part of the operation. Any future consideration of outdoor uses onsite shall only be considered as allowed by the City Code, including any subsequent permitting for such outdoor use.
7.	BUILDING PERMIT: If required, obtain a building permit for any interior work and/or installation of equipment.
<i>The following conditions shall be addressed prior to issuance of any BUILDING PERMIT or ISSUANCE OF A CERTIFICATE OF OCCUPANCY whichever is first issued, or as otherwise specified in the condition.</i>	
8.	CONDITIONS OF APPROVAL: Developer shall include a plan sheet(s) that includes a reproduction of all conditions of approval of this permit, as adopted by the decision-maker.
9.	EXISTING VIOLATIONS: Prior to issuance of building permits, Developer shall correct all violations of the City Code, if any, existing on the project property for which the City has open cases.
10.	HABITAT NITROGEN DEPOSITION APPLICATION: Prior to issuance of a building permit or issuance of final building occupancy, Developer shall submit a Santa Clara Valley Habitat Agency Nitrogen Deposition Only application to the City of Gilroy. The building permit or final occupancy will be issued only after approval of the application and payment of assessed fees. Applications for Nitrogen Deposition shall be downloaded from the agency's website and submitted to the City Planning Division for review and approval. See the Santa Clara Valley Habitat Agency website: https://www.scv-habitatagency.org for more information.
<i>The following conditions shall be met prior to FINAL INSPECTION, or ISSUANCE OF A CERTIFICATE OF OCCUPANCY, whichever occurs first, or as otherwise specified in the condition.</i>	
11.	SITE CLEAN-UP: Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials, debris, and vehicles from the subject property.
<i>The following conditions shall be complied with AT ALL TIMES that the use permitted by this entitlement occupies the premises.</i>	
12.	GROUND FLOOR TRANSPARENCY: Storefronts (including windows) must always maintain a minimum of 75 percent transparency along the ground floor of the building(s). No signage, window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for

	building occupants may be permitted, subject to review and approval by the Community Development Director or designee.
13.	OPERATIONS: Operations of the use shall be consistent with the statement of operations submitted with the application and include the following: - Program hours will consist of Monday through Friday 9am to 9pm, Saturday 8am to 5pm, and Sunday 11am to 5pm. - Program will have no more than 48 students at any given. - The facility shall use no more than 54 parking spaces. - Private events and annual tournaments shall abide by the maximum number of students and maximum parking stalls for the regular operations of the facility. - Operations shall be maintained entirely within the 13,600 square foot building tenant space. - No designated drop off area is approved with this permit. Parents shall park and walk students to the facility. In the future if the facility would like to designate a drop-off area, then further planning review/permit shall be required. - At no time shall the operations cause any on-site circulation issues, block driveways, or cause any safety concerns. If any issues arise with the on-site circulation management, the City shall require an updated operations management plan and further review of operations.
<i>The following condition shall be complied with within one year of this permit approval.</i>	
14.	RESTRIPING: Within one year of the date of this approval, the applicant and/or property owner shall restripe any faded parking spaces in the parking lot to the satisfaction of the Planning Manager or their designee.
FIRE PREVENTION CONDITONS	
17.	The applicant/owner/tenant shall contact the Fire Prevention Division to set up an inspection to verify the completion of the following requirements prior to final occupancy: - Place an additional identifying address number and name at the front door to the business. - Order Knox Box from Knox Box.com and place it on the businesses' door. - Acquire a City of Gilroy Business License and a Fire Code Public Assembly permit. - Draw up a floor plan/exit plan and place them at each door. - Discuss and come up with an occupant load based on the use. - Have the property management company get the five-year fire sprinkler system certification for the building.



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, CA 95020-6197
Telephone: (408) 846-0451 | Fax: (408) 846-0429
cityofgilroy.org | planningdivision@cityofgilroy.org

DATE: November 6, 2025

TO: Planning Commission

FROM: Sharon Goei, Community Development Director

SUBJECT: Approval of the 2026 Planning Commission Meeting Schedule

RECOMMENDATION

Approve the 2026 Planning Commission meeting schedule.

BACKGROUND

Gilroy City Charter Section 904 requires that each board or commission shall hold regular meetings at least once each month and such special meetings as such board or commission may require.

ANALYSIS

The Planning Commission meets regularly on the first Thursday of each month at 6:00 PM. If a regular meeting falls on a holiday, it is rescheduled to the following Thursday. Special meetings are scheduled on the third Thursday of the month.

Attached to the report is a proposed schedule of 2026 regular and potential special Planning Commission meetings following these guidelines.

Note that the January 1, 2026 regular meeting is rescheduled to the following Thursday on January 8, 2026, due to the winter holidays.

Staff recommends that the Planning Commission consider and approve the 2026 meeting schedule.

Attachment: 2026 Planning Commission meeting schedule

PLANNING COMMISSION 2026 MEETING SCHEDULE

**First Thursday of each month at 6:00 PM
Gilroy City Council Chambers
7351 Rosanna Street, Gilroy, CA 95020**

January 8, 2026

Substitutes the first regular meeting of the month
Rescheduled from January 1, 2026 due to the winter holidays

January 15, 2026*

February 5, 2026

February 19, 2026*

March 5, 2026

March 19, 2026*

April 2, 2026

April 16, 2026*

May 7, 2026

May 21, 2026*

June 4, 2026

June 18, 2026*

July 2, 2026

August 6, 2026

August 20, 2026*

September 3, 2026

September 17, 2026*

October 1, 2026

October 15, 2026*

November 5, 2026

November 19, 2026*

December 3, 2026

December 17, 2026*

** Second date reserved for special meetings*



Community Development Department

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

TO: Planning Commission
FROM: Sharon Goei, Community Development Director
Ariana Fabian, Planning Technician
DATE: November 6, 2025
SUBJECT: Planning Division Staff Approvals

In conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46, the following table lists all Minor Deviation approvals and all Architectural and Site approval/denial actions taken by the Planning Division since the last report was provided to the Planning Commission at its October 16, 2025 meeting.ⁱ

APPROVED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
10/14/2025	MM 25-20 and VMD 25-01	101 Leavesley Road	These applications approved installation of a seven-foot wall and mechanical equipment within the front setback.

DENIED	PROJECT #	LOCATION	PROJECT NAME & DESCRIPTION
None			

AS = Architectural and Site Review
VMD = Minor Deviation

The current status of other planning projects is available online at:
<https://www.cityofgilroy.org/298/Development-Activity-Projects>

ⁱ Submitted in conformance with Gilroy Municipal Code Sections 30.50.20(b) and 30.50.46